

HARP ESTATES SITE PLAN (01-41)

Mr. Ross Winglovitz appeared before the board for this proposal.

MR. PETRO: Application proposes development of the three tax parcels with 124 multi-family housing units. The application was previously reviewed at the 13 June, 2001 planning board meeting. Property is located in a R-5 zone district of the town, it's also designated historic corridor 500 feet back from right-of-way. Okay.

MR. WINGLOVITZ: Ross Winglovitz from Tectonic Engineering here on behalf of Ginsberg Development. As you indicated, Mr. Petro, we were in front of the board in June at which time the board declared its intent to be lead agency and we had some comments presented to us from Mark and made our first presentation of the project. Since that time, we have done a lot of work on the site, complete boundary, topographic survey's been performed, we've had two subsequent work sessions with Mark Edsall, one in August which we outlined the scope of the environmental concerns that this project may have under SEQRA, that included archeological studies, wetlands delineation was done as shown on the plans, traffic study which has been performed, storm water report, and an engineering report regarding any water district extension. This is outside of the water district. There's a water main in Temple Hill Road that runs right by the project, we'll be asking for an extension of that district, actually it's entirely surrounded by the district. We're within the sewer district, it's going to be, but that's the sewer main that's dedicated for Stewart Airport, so we're probably taking the sewer northerly and connecting into the sewer your district and sewer main to the development to the north of the project.

MR. LANDER: Is there a paper road here, Town of New Windsor paper road that runs through here?

MR. WINGLOVITZ: Yes, actually shown on the site, that's a road that's part of the subdivision, this was originally subdivided into three parcels and that was a

road that was offered for dedication to the town, the offer obviously stands and the plan has been designed as you can see so the road, our driveway actually is on the road and my understanding from Mark that will have to be in accordance with town standards, so in case it's ever connected through, it will meet the town standards at that time.

MR. PETRO: I think you need to, the town right-of-way as it's shown on the map, does it connect all the way to Temple Hill Road because it looks like it stops at a property line here?

MR. WINGLOVITZ: Right here, correct, stops at the right-of-way.

MR. PETRO: I had the wrong one.

MR. WINGLOVITZ: Engineering detail as requested by Mark, he said that's a current request of the board that the board present with more engineering details on the plan that had been previously provided. In this set, we have included grading and drainage plans, erosion control plans, water details, site plan, full survey to address Mark's comments to date. I have just received some tonight and haven't had a chance to review. We're here to get some feedback from the board regarding conceptually the preliminary plan now.

MR. PETRO: One thing that's very important is in your perspectus that you're going to file with the Attorney Generals' office, I'd make sure, I'd like to see a copy of it myself that the perspective buyers are made aware that the town road may connect at some point through their development. Because if you don't do that, I can tell you some day when we do do that, we'll have 150 people all saying we didn't know anything about it, we never would have bought and we don't want the road so it has to be part of perspectus. I don't know if I can demand it, but it's very, very important that it's done and Andy can review that at some point, make sure it's satisfactory because we've had this before.

MR. WINGLOVITZ: Since we're a little away from the perspectus, I don't think that's a problem at all, but

I propose to make sure it doesn't get lost in the shuffle, I'll include a map note right now to indicate that this will be, it's potentially a future town road so it's in there, that should be indicated in the perspectus.

MR. PETRO: A through town road because it is a town road, it's going to be a connecting town road.

MR. WINGLOVITZ: If I can work up a note at least we've got it and when we do the perspectus, we can make sure it's in there, that will bear it out right now and the wording will be there.

MR. LANDER: That's Conrail?

MR. BABCOCK: There's quite a bit of elevation difference also that we're dealing with.

MR. LANDER: I'm pretty familiar with that back there.

MR. BABCOCK: We wanted to do that when Washington Green was in front of the board.

MR. PETRO: Okay, back to the plan, conceptually, does anyone have a problem with the plan the way it looks? I know that when you were already here the last time we had mentioned just taking the units out of the right-of-way which you did do.

MR. LANDER: This is the first time I've seen it, I must have been absent.

MR. WINGLOVITZ: Mark asked, we have incorporated for lack of a better word garbage shelters around the project and Mark asked I think Washington Green was the one that was the model that we wanted to file, we have taken some pictures of that and developing details so it will be similar to that with the stone face around it and the cover.

MR. LANDER: Yeah.

MR. PETRO: Motion for lead agency, we did circulate our letter on the fifth of July.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Harp Estate site plan on Temple Hill Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: I think there's no sense in us looking at it, no one has an objection to this conceptual layout, why don't you get back together with Mark so he can start his review and come up with some hard information for us to look at.

MR. WINGLOVITZ: This has been submitted, I don't know if Mark has had an opportunity to review it for the meeting. One of the things we wanted to know going forward obviously lead agency you confirmed, that was one thing we wanted to accomplish tonight, one is to get an idea if this detail is sufficient for the board to set a public hearing, since it has been up for two work sessions with Mark already up to this point, it doesn't hurt anybody because we can flush out whatever comments and concerns that might be.

MR. PETRO: I don't know the land there though I'm sure you have topo maps and everything, it's all in here, I mean, has he looked at any of the slopes with the driveways and the roads, has Mark reviewed all that?

MR. WINGLOVITZ: Yeah, that was part of the submission, this entire set so--

MR. ARGENIO: The width of the road in the sections, how wide is the road?

MR. WINGLOVITZ: The road is 30 feet wide.

MR. BABCOCK: Mr. Chairman, on Mark's comments, he's saying a few things and in one of the comments number 3 he says he reviewed this on a concept plan only, so he hasn't done a full review on this.

MR. PETRO: I think we need one more, I'd like Mark to see the concept plan first, then set up a public hearing because it may change something substantial and then the plan's not going to be right and we're going to have to put it off anyway, why not do it one time, right.

MR. BABCOCK: I think in Mark's notes here, he's makes some suggestions that the board give him some guidance so that he can go along based on how he's going to review the plan, maybe take a second to read number 2 there.

MR. LANDER: How about the paper road?

MR. BABCOCK: That's the question.

MR. LANDER: It's going to go nowhere. Is there any possibility that there could be a road?

MR. PETRO: Yes.

MR. LANDER: You really think so?

MR. PETRO: If I had my way, they'd be doing it now. I'm not getting my way, though.

MR. LANDER: You'd have to go over it but they'd never do it.

MR. BABCOCK: That's not a train track that runs too frequent so they just, they use that track to go into Tarkett.

MR. LANDER: If you go near their track, forget it.

MR. PETRO: Some day there won't be anymore trains

going through.

MR. ARGENIO: Mike, I don't understand what's the concern with--

MR. PETRO: I read number 2, are you reading the same number 2? It doesn't say anything.

MR. BABCOCK: If the board finds this layout acceptable, I'll continue my review.

MR. PETRO: You're reading number 3 then. Look, I still say let Mark review it.

MR. WINGLOVITZ: We'll schedule with Mark.

MR. PETRO: You can come back in two weeks and schedule a public hearing then once we have Mark's comments.

MR. BABCOCK: Mr. Chairman, one question I had was is when he made his introduction, did you say that you were not in the sewer district?

MR. WINGLOVITZ: We're in the sewer district, we're not in the water district. Water district maps show district is going entirely around the property all sides.

MR. PETRO: So get an outside user permit for water.

MR. BABCOCK: They should start the process through the Town Board.

MR. WINGLOVITZ: One of the things that's going to need to happen through the Town Board is SEQRA is going to be complete before the Town Board can act on it, so I don't know what our timing is. I just wanted to make note we had met with Mark regarding SEQRA issues, we did provide the board with this package which includes the Part 1, a suggested Part II and a point by point evaluation of threshold issues that included a Phase 1 agricultural resource study, traffic study, storm water study and some other evaluations regarding natural conditions on the site so that's in the record, we believe that there's a reasonable basis to conclude

that the project will not have an adverse impact, we want to make sure that the board reviews that and reaches that same conclusion as does Mr. Edsall. Ultimately, we'll need a negative dec before the Town Board can take action on water district extension so that's something that's sort of happening parallel.

MR. PETRO: We have to have the public hearing before the negative dec.

MR. WINGLOVITZ: I wanted to make sure that that work had been done.

MR. PETRO: We'll see you in two weeks. I feel like I'm putting you off, but I'd like to have more information.

MR. WINGLOVITZ: That's fine.